

CITY OF MUSKEGON
HISTORIC DISTRICT COMMISSION
MINUTES

December 4, 2018

Chairperson J. Hilt called the meeting to order at 4:00 p.m. and roll was taken.

MEMBERS PRESENT: J. Hilt, S. Radtke, L. Wood, D. Warren, A. Riegler

MEMBERS ABSENT: K. Panozzo, excused; S. Kroes

STAFF PRESENT: J. Pesch, D. Renkenberger

OTHERS PRESENT: F. Peterson, City Manager

APPROVAL OF MINUTES

A motion to approve the regular meeting minutes of October 2, 2018 and November 6, 2018 was made by J. Hilt, supported by S. Radtke and unanimously approved.

NEW BUSINESS

Case 2018-42 – 240, 250, 254 Monroe Ave. New Construction. Applicant: City of Muskegon/Dave Dusendang Custom Homes. District: Houston. Current Function: Vacant Lot. J. Pesch presented the staff report. The applicant is seeking approval to construct six rowhouses on three vacant lots on the north side of Monroe Avenue between 3rd Street and 4th Street (four additional rowhouses will be built across the street on 235 and 239 Monroe, but those will not be located in an historic district). The units are of modular construction, and will have attached garages accessed from the rear alley. The project is in partnership with the City of Muskegon, similar to the Midtown Square development, and aims to add new and varied housing options to the near downtown Nelson neighborhood. Updated renderings were provided to board members at the meeting.

J. Hilt asked what the back of the houses would look like. F. Peterson stated that most of the rear view of the units would consist of an attached garage, but there would be windows upstairs. He explained the modular construction of the units, stating that they would be built off-site then transported and assembled on the lots. This limited the construction time and its impact on the neighborhood. However, the modular construction would also limit the design options versus a stick-built home. Two exterior design options and indoor floor plans were reviewed by staff and board members. Board members liked the design with a garden in the front and steps leading to the front door but acknowledged that the steps could cause accessibility issues. F. Peterson explained Federal regulations concerning accessibility/visitability. A. Riegler stated that the windows did not look proportionate to the other features of the house. J. Hilt suggested that the windows should be moved closer to the center and more evenly spaced. F. Peterson stated that if the renderings did not meet HDC standards, he would explain to the City Commission what it would take to meet those guidelines. S. Radtke asked what the garages would look like. F. Peterson stated that they would be one-stall garages with a gable roof, connected to the back of the home. L. Wood asked if there would be additional parking for the units. F. Peterson stated that there would be room for cars in the back of the units and in the driveway. A. Riegler agreed that the front windows needed to come in more toward the center. S. Radtke didn't like the false roofline shown on one of the renderings. A. Riegler

asked what the HDC was being asked to approve. F. Peterson stated that he was looking for some direction to go back to the developer with so they could come back before the board in January with revised drawings. He asked if the renderings were reasonably approvable and the board concurred that they were, with the exception of window placement and the false roofline.

A motion that the HDC approve the concept of building six modular rowhouses on the vacant lots at 240, 250, and 254 Monroe Avenue but table the approval until revised drawings were presented based on input given by board members at this meeting, was made by S. Radtke, supported by A. Riegler and unanimously approved, with J. Hilt, S. Radtke, L. Wood, D. Warren, and A. Riegler voting aye.

OLD BUSINESS

None

OTHER

HDC Local Standards Review – Residing and Trim Cladding, Roofing – J. Pesch stated that there were grants available through the State Historic Preservation Office, but the board could not apply for those until they updated their standards to become certified by the state. Board members discussed the standards for siding, trim cladding and roofing, and concurred that siding was an important consideration. S. Radtke suggested removing the reference to asbestos cement shingles and adding verbiage regarding metal roofs, since they were becoming popular. He was opposed to standing-seam roofs but thought that stamped metal roofs were acceptable. A. Riegler suggested removing the references to color, since the HDC did not regulate color; Federal standards did not address color, and local standards could not be more restrictive than Federal standards. Board members concurred that they would vote on the new language at the next meeting, once J. Pesch incorporated the board's suggestions. J. Pesch stated that the sections to review for the next meeting would be New Construction and Porches & Decks.

There being no further business, the meeting was adjourned at 5:25 p.m.